



Home Inspection Report Summary

Property address:
122 West Street



Exterior	
Roof pg 5 Flashings pg 6 Downspouts pg 6	Recommend replacement Roof in poor condition. Recommend replacement Showing signs of rust. Recommend repair: Replacing missing downspout on NE corner.
Interior	
Fireplace pg 8 Doorbell pg 15 Dining room light pg 18 Screens pg 18 Attic pg 16 Closet doors pg 19 Water spot on bedroom ceiling pg 19 Cabinets pg 19	Recommend repair: Repair damper handle and install glass doors. Recommend repair: Does not function. Recommend repair: Does not turn on. Recommend repair: Replace all broken or ripped screens. Recommend repair: Install adequate insulation. Recommend repair: Repair or replace closet doors so they function properly. Recommend monitoring: Watch for additional water marks on ceiling. Recommend repair: Cabinets throughout house need to be replaced or re-hung.
Tankless Water Heater	
Receptacle pg 12	Recommend Repair: Install weather guard over GFI outlet.
Plumbing	
Exterior hose bibs pg 8 Shower head missing pg 20 Washing machine supply hose pg 23 Water pipes in crawl space pg 25	Recommend monitoring: Watch for signs of leaking from NE side hose bib. Repair recommended: Install shower head for shower to function properly. Repair recommended: Brace to wall to reduce noise. Recommend monitoring: Evidence of prior leaking, monitor in the future.
Electrical	
Receptacles pg 16 Electrical box pg 14 Main panel pg 15	Recommend repair: All wiring needs evaluation from licensed electrician. Recommend repair: All breakers should be clearly labeled. Recommend Repair: Main panel needs cover installed.
Safety	
Handrails pg 9, pg 16 Dining room cabinet pg 17	Recommend repair: Add interior handrail and perimeter rail on front landing. Recommend repair: Exposed wiring inside cabinet door.



Tel: (805) 819-0391

THE HOME INSPECTION REPORT

Property Address:
Date of Inspection: 6/16/18 at 7:00 am
Client's Representative:



Inspected by: Tiffany Martinez, Dave Martinez

Weather: Temperature at time of inspection: 65 Degrees

GENERAL INFORMATION

Client Information:

Structure Type:	Wood Frame
Furnished:	No
Number of Stories:	Two
Structure Style:	Single Family Home
Estimated Year Built:	1959

WHAT REALLY MATTERS IN A HOME INSPECTION

The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports, and what the inspector says during the inspection. All this and what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a significant structural failure.
2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home. Structural damage caused by termite infestation, for example.
4. Safety hazards. Such as a lack of GFCI-protection.

Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

Keep things in perspective. Don't kill your deal over things that don't matter. It is inappropriate to demand that a seller addresses deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

INTRODUCTION, SCOPE, DEFINITIONS, & COMPLIANCE STATEMENT

INTRODUCTION: The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the International Association of Certified Home Inspectors. The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during, and after the inspection, and it is part of the report. The cost estimates and video are not part of the bargained-for report.

SCOPE: A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee, or insurance by DTM Enterprises is expressed or implied. This report does not include inspection for wood destroying insects. A representative sampling of the building components is viewed

in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated.

The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

TO BE CONCISE, the following phrases have been used in the report to identify systems or components that need your attention prior to closing or purchasing the property:

RECOMMEND MONITORING: Denotes a system or component needing further evaluation and/or close observation in order to determine if correction is needed.

RECOMMEND REPAIR: Denotes a system or component that should receive normal maintenance, repair, or adjustment in order to function properly.

RECOMMENDED CORRECTION: Denotes a system or component that is significantly deficient or at the end of its service life and needs corrective action by a professional. We recommend the professional making any corrective action to inspect the property further (further evaluation), in order to discover and repair related problems that were not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.

ROOFING

Asphalt shingle

There are shingles comprised of asphalt / fiberglass material.

Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems, etc.



Estimated Age

Age of roof is undetermined. Contact property owner as owner would have specific, accurate knowledge of the roof system.

Condition

RECOMMEND REPAIR:

Roof appears to be in poor condition with obvious tar patching on south side of roof. Recommend roofing contractor.



Flashings

RECOMMEND REPAIR:

The flashing around the vent stacks coming through the roof appear to be rusted. Replacement recommended when roof is replaced.



Ventilation

There are horizontal slats for ventilation of the attic on north and south side of house. **GOOD**



Gutters & Downspouts

RECOMMEND REPAIR:

There is a missing downspout on north east corner of house. Recommend installing and having water drain 5 feet from house to prevent water building up against house foundation.



CHIMNEY / FIREPLACE

Gas-Venting Chimney Pipe

There is a chimney that is a pre-fabricated Type B gas chimney pipe, designed to carry away the exhaust of the gas-fired appliance(s) connected to it.

Chimney Flashings

A representative number of areas of chimney flashing were inspected. There is visible metal flashing installed around the chimney(s), where the chimneystack intersects the roof covering material.



Fireplace Chimney Lined Chimney

The chimney is a terra-cotta, clay tile lined masonry type. A clay conduit installed inside of a chimney, intended to contain the combustion products, direct them to the outside atmosphere, and protect the chimney walls from heat and corrosion.

Observations

The chimney exterior sides appear to be in acceptable condition.

Fireplace Interior

The fireplace interior appears to be in functional condition. Major material defects were not apparent to me.



Damper

RECOMMEND REPAIR:

The damper handle did not operate easily. Did not force it, recommend repairing before using fireplace.

Glass Doors

RECOMMEND REPAIR:

There were no glass doors installed. Recommend installing for safety before using fireplace.

EXTERIOR

Surface Water Management

Grading

The general grading around the house foundation perimeter appears functional. Ideally the grading should slope about 6% over the first 10 feet away from the house foundation. Monitoring during a rainstorm is recommended.

GOOD



Drainage Grates or Drain Pipes

Drain pipe present next to drain clean out. **GOOD**



House Wall Coverings

Wood

We moved around the house exterior several times, inspecting the wood siding on the exterior of the house. Checked for loose panels, missing panels, warped panels, cracked or damaged panels. The siding appears to be in functional condition needing minor prepping, priming and painting. **GOOD**

Exterior Components

Driveway or Parking

The parking appears functional.

Steps & Handrails

RECOMMEND REPAIR:

Steps consisting of 3 or more require a handrail installed for safety along with a railing around the front landing. Recommend licensed carpenter for evaluation.



Exterior Hose bibs

RECOMMEND MONITORING:

Appears there may be leaking from the hose bib in front of the house. Monitor for leaking. All others are functional.

GOOD



Receptacles & GFCIs

The exterior receptacles that were tested are functional and include ground-fault protection. **GOOD**



Public Gas Meter

The main gas shut-off valve is located near the gas meter at the east side of the house. Meter looks to be in good condition, no surface rust and stable. **GOOD**



Dryer Vent Hood

The dryer exhaust hood appears functional. No damage to hood or damper. No major lint build-up. We recommend inspecting and cleaning the dryer's exhaust pipe every year.



GARAGE

Garage was not inspected due to no access.

HEATING

The heating system was inspected by using normal operating controls. We inspected for material defects. There is one gas-fired forced air heating system installed.

Thermostat

The thermostat was turned on and is functional.

There is a thermostat located on the stairway to the ground level. **GOOD**



Gas shut-off valve

There is a gas shut-off valve near the heating system.



Service record

The heating system should be serviced every year by a HVAC professional technician. Make sure they record the service on a tag near the heating system, including date, name of technician, and what was done.

Estimated Age

Could not determine age, consult with owner to find out age of system.

PLUMBING

Drain Waste Vent Pipes

Type of Material

Visible portions of the drainpipes are of PVC, poly vinyl chloride. Very commonly used material. Not all of the drain pipes were readily visible. Much of the pipes are inside the walls.



Condition of Drain Waste & Vent Pipes

No major problems with the visible waste and drainage pipes are apparent. Good.

Clean-out fitting is visible.



Public Water Supply Main Water Shut-off Valve

The main water shut-off valve is located near the street. **GOOD**

Water Meter

The water meter is located near the main water shut-off valve.
There are no active water leaks at meter. **GOOD**

Water Supply Pipes Copper Water Pipes

The visible water supply pipes appear to be copper. No active water leaks were apparent. **GOOD**

Not all the water supply pipes are readily visible. Much of the pipes are inside the walls and ceilings.

Tankless Water Heater *RECOMMEND REPAIR:*

A weather guard cover is recommended over exterior outlet.



Age

Determined by unit's serial number, it was manufactured in June of 2015.

Water Shut-Off Valve & Connectors

The water shut-off valve is installed. Not leaking. This valve turns off the cold-water supply to the tank. **GOOD**



Gas Shut-Off Valve

The gas shut-off valve at the water heater is installed within reach of the tank. This valve turns off the gas supply to the tank. **GOOD**



Relief Valve & Discharge

The water heater is equipped with a pressure-temperature relief valve. **GOOD**



ELECTRICAL

Meter

There is one electric meter.
The meter is located on the east side of the house.



Meter Condition

The meter box exterior appears functional. No major rust or damage. Not loose. Good.

Main Electric Service Line



The main electric service line is above ground.

The line appears to be in good shape. No major damage. **GOOD**

Main Panel

The main panel is located on the east side of the house.

Main Disconnect & Panel Size in Amps

The main disconnect is installed. **GOOD**

The main electrical panel appears to be 200-amps.

Breaker Labeling

RECOMMEND REPAIR:

There is no labeling inside the main panel, this may be due to being in the weather without a cover.

Panel Cover

RECOMMEND REPAIR:

Main panel needs cover installed. Contact a licensed electrician.



Wiring Type

Modern Romex wiring is visible. **GOOD**

Circuit Breakers

The ground-fault circuit interrupter breaker at the panel were manually tested. Tested functional. **GOOD**

Inspection Sticker

There is not an inspection sticker on the panel. Ask seller if there's been any electrical work performed, and permits for that work issued, since the panel was installed.

STRUCTURAL

Poured Concrete Foundation

For Your Information:

A poured concrete foundation sometimes develops cracks. Typically, within the first few years of life. Cracks in poured concrete foundations, known as shrinkage cracks, are the most common. Usually they are not indications of major structural defects. When a concrete foundation is poured, it is at its largest mass. As the concrete cures (or dries), it shrinks. Small cracks often form, diagonally or vertically. They are typically hair-line and vertical.

ATTIC / INSULATION

Primary Attic Space

RECOMMEND REPAIR:

Attic was accessed from panel at the top of the stairs. Less than adequate insulation observed.



Living room

RECOMMEND REPAIR:

Doorbell does not function.

Windows

Windows open as designed. Screens installed and in good condition. **GOOD**



Receptacles

RECOMMEND REPAIR:

Most receptacles are outdated 2-prong outlets. Recommend evaluation from a licensed electrician. One 3-prong outlet in living room tested open ground, all 2-prong had electricity running to them.

Walls & Ceilings & Floors

Walls show some signs of patching but overall good condition. **GOOD**



Handrail

RECOMMEND REPAIR:

Handrail going up to second level is loose. Recommend a licensed carpenter.



Dining room

Windows

Windows open as designed. Screens installed and in good condition. **GOOD**

Receptacles

RECOMMEND REPAIR:

All tested open ground and poses a shock hazard. Exposed wiring inside cabinet. Recommend consulting a licensed electrician.



Lights

RECOMMEND REPAIR:

Overhead light above counter does not function.

Walls & Ceilings & Floors

Overall good condition. **GOOD**

Bedroom #1

Left at top of stairs

Windows

RECOMMEND REPAIR:

Both windows open and close smoothly but screen on south window is ripped. Recommend replacement.

